



726 1st  
Somers Point, NJ 08244

Asking \$449,000.00



### COMMENTS

Welcome to 726 1st Street in the heart of Somers Point, NJ! This charming home boasts 2 bedrooms and 1.5 bathrooms within its generous 1240 square feet. Nestled on a spacious corner lot, this property offers a private yard with ample hardscaping and plenty of space to relax and entertain. Step inside to discover the vaulted ceilings, Anderson Windows, and beautiful hardwood floors throughout. The cozy living room features a fireplace, perfect for those chilly evenings. With central AC and forced air, comfort is guaranteed year-round. The full basement provides extra storage and the washer and dryer. The primary bedroom upstairs features a large balcony with a beautiful sliding glass door. Outside, the backyard is an oasis waiting for your personal touch. Enjoy the convenience of a private yard, ideal for outdoor gatherings or simply unwinding after a long day. Located in the desirable historic district, the home is just a short walk to Charlie's, Gregory's, Josie Kelly's, and the Somers Point beach. This home offers a perfect blend of comfort and convenience. Don't miss the opportunity to make this delightful property your own!

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Masonry/Block	Deck	None	Dining Room
Shingle	Fenced Yard		
Vinyl	Shed		



AppliancesIncluded  
Dishwasher  
Dryer  
Gas Stove  
Refrigerator  
Washer

AlsoIncluded  
Fireplace Equipment  
Shades

Asks for James P. Monroe  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211

Basement  
6 Ft. or More Head  
Room



Email to: jmp@bergerrealty.com

Cooling	HotWater
Central	Electric

Sewer  
Public Sewer